

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE JULY 21, 2025
REGULAR MEETING**

CALL TO ORDER/FLAG SALUTE:

The regular meeting of the Historic Preservation Commission was called to order at 7:30PM and the open public meetings statement was read into the record.

ATTENDANCE:

Mr. Encin – Present
Mr. Tosso – Present
Ms. Shafran – Present
Ms. Rodrigues – Present

Mr. Van Arsdale – Present
Mr. Mullany - Alternate #1: – Present
Ms. Cass - Alternate #2: - Present

MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of April 21, 2025. Mr. Tosso noted the wrong date for the last meeting minutes. There being no other corrections, Mr. Tosso made a motion to approve the minutes as revised and Mr. Mullany seconded.

Roll Call: The result of the roll call was 7 to 0 as follows:

In favor: Mr. Encin, Mr. Tosso, Ms. Shafran, Ms. Rodrigues, Mr. Van Arsdale, Mr. Mullany, and Ms. Cass
Opposed: None
Abstention: None

PUBLIC COMMENT:

Mr. Van Arsdale opened the meeting to the public for questions and comments on items not included on the agenda. There being none, the public session was closed.

APPLICATIONS:

**07-25 New York SMSA LP dba Verizon Wireless
65 ½ East Main St
Blk 1401 Lot 8&9**

**Present: Mr. Purcell – Attorney
Mr. Colasurdo – Architect
Mr. Scocozzo – Historic Consultant**

Mr. Purcell summarized the application that Verizon Wireless proposes to install antennas and equipment on the high school roof. The facility will be unmanned and require minimal maintenance. Mr. Colasurdo explained that the antennas are small (30 inches tall) and

designed to minimize visual impact. There was discussion on aesthetic concerns and possible screening/facade options. Mr. Mullany asked if this project was approved by the school. Mr. Purcell noted that the Board of Education approval was confirmed; technical and visual details were reviewed. Mr. Colasurdo explained that the antennas and radio cabinets are the only visible infrastructure elements. Four antennas (two groups of two) are proposed to be installed on the stair penthouse, at the south end of the building. Mr. Colasurdo noted that the antennas are 2.5 feet tall, smaller than typical macro antennas (4–6 feet), and that the antennas are positioned for high school and surrounding area coverage; technical reasons dictate size and placement. Mr. Purcell explained that the small cell (SC) antennas are used to provide additional capacity and coverage. Mr. Colasurdo clarified that the proposal includes the installation of **six antennas** in two groupings on a rooftop structure. Mr. Colasurdo explained that at the top of the stair penthouse parapet is at 55 ft 4 in; the top of the proposed antenna reaches 61 ft 7 in above grade. Mr. Colasurdo noted that the antennas measure 14.2 in wide, with heights of 24 in and 30 in; supported by pipe masts spaced 8–10 ft apart.

Mr. Scocozzo gave expert analysis on historic preservation and project impact and discussed of Section 106 submissions and SHPO requirements. Mr. Scocozzo explained the visual impact assessments using 500- and 1,000-foot radii and clarification of contributing vs. non-contributing properties. Mr. Scocozzo explained that the maps show 500-foot and 1,000-foot radii, standard for co-location projects, to assess potential impact on historic resources.

Mr. Scocozzo noted that the Mendham Historic District outlined specific property, and Hilltop Cemetery was identified as non-contributing by NJ SHPO, but Hilltop Cemetery was included in the analysis despite being outside a 1,000-foot radius due to visual analysis requirements. Scocozzo noted that the properties at 47–59 Main Street fall partially within a 1,000-foot radius boundary, and there is dense vegetation and development blocking direct visual lines from these properties to the school. Section 106 process requires documentation of historic properties and co-location sites via photographs. Mr. Scocozzo noted that the visual impact has no effect, no adverse effect, or adverse effect on historic significance. Screening options were discussed to conceal mechanical equipment and minimize visual impact, using fiberglass and Styrofoam materials for signal transparency

After the discussion, the applicant was asked to submit revised plans based on the comments made by the members of the Board.

08-25 Chrys Komodikis
30 East Main St
Blk 602 Lot 1

Present: Mr. Komodikis – Applicant
Ms. Young – Architect

Mr. Komodikis explained that the property previously served as a doctor's office, a residence, and a commercial office; abandoned and neglected for over 2 years. Mr. Komodikis noted

that the acquisition followed prolonged negotiations with former medical doctor owners, and the intention is to restore the property in line with local guidelines and community standards. Mr. Van Arsdale emphasized the need to justify demolition due to the historic significance of the building (built ~1868). Ms. Young explained that the original intent was renovation, but because the current structure is in severe disrepair, low ceilings, termite damage, mold, and non-conforming additions, that wasn't possible.

Ms. Young explained that the proposed reconstruction is in a conforming location, not reusing the existing stone foundation, and the design maintains the original footprint, character, and materials (e.g., two-over-two windows, similar siding, roof pitch). Ms. Young explained that there will be a wraparound porch added for the corner lot (Main & Orchard) that is not present in the original. Ms. Young noted that there will be improved floor-to-ceiling heights, and the building will be slightly taller, but zoning-compliant. Site improvements include reduced impervious coverage, new landscaping, and garage renovation.

Consensus on Adjustments and Next Steps

- Proposed house perceived as too large compared to neighboring colonial homes on Main Street.
- Property is between two modest-sized homes; scale concerns raised relative to surroundings.
- Proposed building footprint is 2,087 sq ft; total area discussed as approximately 3,500 sq ft including garage.
- Wraparound porch design debated; some prefer traditional center porch for consistency with original architecture.
- Suggestions made to match window cadence and porch style to better integrate with neighborhood character.

After discussion, the applicant was asked to submit revised plans based on the comments made by the members of the Board.

ADJOURNMENT:

There being no additional business, Mr. Mullany made a motion to adjourn, and Ms. Shafran seconded. On a voice vote, all were in favor. adjourned the meeting at 9:45 PM.

Respectfully Submitted,
Lisa J. Smith
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Land Use Coordinator